

KNOW ALL MEN BY THESE PRESENTS,
019946

NO TRANSFER
TAX PAID

THAT TBD, INC., a Maine corporation, having a principal place of business at West River Road, City of Waterville, County of Kennebec and State of Maine, and DAVID A. HAMLIN and CHRISTINE C. HAMLIN, both of Waterville, County of Kennebec and State of Maine, and HAMLIN'S SPORTS WORLD, INC., a Maine corporation, having a principal place of business on the West River Road, City of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by PATRICIA SHEIVE, whose mailing address is 262 West River Rd., Waterville, County of Kennebec, and State of Maine 04901,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said PATRICIA SHEIVE, her heirs and assigns forever,

A right of way, for purposes of ingress and egress on foot and by vehicular traffic, together with a utility easement over and across four certain lots or parcels of land situated easterly of the easterly side of the West River Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The first area burdened by said easements is that portion of the land of David A. and Christine C. Hamlin labeled, "Land of David A. and Christine C. Hamlin Burdened by the Right of Way," containing Two Thousand Three Hundred Ninety (2,390), more or less, square feet, as shown on a survey entitled, "Plan of Right of Way Benefitting Land of Patricia Sheive," off the West River Road, Waterville, Kennebec County, Maine, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 6/93 and to be recorded herewith. The description of the location of said easements shown on said plan is incorporated herein by reference thereto.

The second area burdened by said easements is that portion of the land of TBD, Inc. labeled, "Land of TBD, Inc. Burdened by the Right of Way," containing Eight Hundred Sixty (860), more or less, square feet as shown on the survey referenced above and the description of the location of said easements shown on said plan is incorporated herein by reference thereto.

The third area burdened by said easements is that portion of the land of Hamlin's Sports World, Inc. labeled, "Land of Hamlin's Sports World, Inc. Burdened by the Right of Way," containing Five Thousand Four Hundred Twenty (5,420), more or less, square feet as shown on the survey referenced above and the description of the location of said easements shown on said plan is incorporated herein by reference thereto.

The fourth area burdened by a right of way only is all that part of the Pit Road, so-called, as now built, which lies on land of said Hamlin's Sports World, Inc. easterly of the above described right of way. The grantee is to have the unrestricted right to use and maintain said roadway as it now exists but not to install utilities in or southerly of said roadway and not to have the right to widen said roadway or its ditches southerly of the roadway as now built without the written permission of Hamlin's Sports World, Inc., its successors or assigns.

Row

on
17-48
17-50

17-44

-2-

The grantors herein reserve all rights to the premises herein described which do not unreasonably interfere with the easements herein granted.

As an additional covenant hereto, the grantee herein agrees for herself, her heirs and assigns, to pay an amount up to \$4,500 for paving to be done on a portion of the right of way herein granted as previously agreed by the parties, said pavement to be sixteen (16') feet wide, hot top asphalt, airport mix.

Being a right of way and utility easement only in part of the premises described in the deed to TBD, Inc., recorded in the Kennebec County Registry, Book 3831, Page 315, part of the premises described in the deed to David C. Hamlin et al, recorded in said Registry, Book 2498, Page 268 and part of the premises described in the deed to Hamlin's Sports World, Inc., recorded in said Registry, Book 2796 Page 121.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said PATRICIA SHEIVE, her heirs and assigns forever.

AND we do covenant with the said Grantee(s), her heirs and assigns, that we shall and will warrant and defend the premises to the said Grantee(s), her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

IN WITNESS WHEREOF, we the said TBD, INC.
DAVID A. HAMLIN, CHRISTINE C. HAMLIN and HAMLIN'S SPORTS WORLD, INC.
have hereunto set our hands and seals, individually and in our said capacities, this 17th day of July, 1993.

Signed, Sealed and Delivered
in the presence of

Travis Dustin
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

TBD, INC.

By: Patricia Dustin
Patricia Dustin
Its duly authorized

David A. Hamlin
DAVID A. HAMLIN
Christine C. Hamlin
CHRISTINE C. HAMLIN

HAMLIN'S SPORTS WORLD, INC.

By: David A. Hamlin
David A. Hamlin
Its duly authorized President

ACKNOWLEDGEMENT

STATE OF MAINE, COUNTY OF KENNEBEC, SS. 8/21 1993

Personally appeared the above named Patricia Dustin
in his said capacity as President of the said TBD, INC.
and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Frank S. Michael
NOTARY PUBLIC
Frank S. Michael
My Commission Expires 3/28/94

SEAL

17-48
17-50
17-44

-3-

17-48
17-50
17-44ACKNOWLEDGEMENT

STATE OF MAINE, COUNTY OF KENNEBEC, SS. July 14, 1993

Personally appeared the above named DAVID A. HAMLIN and CHRISTINE C. HAMLIN and acknowledged the foregoing instrument to be their free act and deed.

Before me,


 NOTARY PUBLIC

Barney D. Row
 (print name)
 DONALD B. ROWDEN

ACKNOWLEDGEMENT

STATE OF MAINE, COUNTY OF KENNEBEC, SS. July 14, 1993

Personally appeared the above named DAVID A. HAMLIN in his said capacity of President of the said HAMLIN'S SPORTS WORLD, INC. and acknowledged the foregoing to be his free act and deed.

Before me,


 NOTARY PUBLIC

Barney D. Row
 (print name)
 DONALD B. ROWDEN

RECEIVED KENNEBEC SS.

1993 AUG -5 PM 12:37

ATTEST: 
 REGISTER OF DEEDS